

ORDINANCE 88 - 13

To Grant Outline Plan Approval and PCD Designation  
RE: 3030 S. Rockport Road (Woolery Stone Co.)

WHEREAS, the Common Council passed a Zoning Ordinance amendment and adopted new incorporated zoning maps on June 7, 1978 which are now incorporated in Title 20 of the Bloomington Municipal Code; and

WHEREAS, the Plan Commission has considered this case, PCD-8- 88, and recommended that the petitioner, Woolery Stone Co., be granted outline plan approval and PCD designation and request that the Common Council consider their petition for outline plan approval and PCD designation on certain property;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.13 of the Bloomington Municipal Code, that an outline plan be approved and that the property located at 3030 S. Rockport Road be designated a Planned Commercial Development. The property is further described as follows:

A part of the Northwest quarter of Section 17, Township 8 North, Range 1 West, Monroe County, Indiana, bounded and described as follows: Beginning at a point that is 804.22 feet South and 923.66 feet East of the Northwest corner of said quarter and in the centerline of Rockport Road, thence running in said road centerline South 34 degrees 10 minutes 14 seconds West for 350.00 feet, thence leaving said road centerline and running North 66 degrees 49 minutes 36 seconds West for 374.17 feet, thence North 49 degrees 27 minutes 23 seconds East for 218.96 feet, thence East for 374.14 feet and to the point of beginning. Containing in all 2.09 acres, more or less. Subject to a 25.00 foot easement from the centerline of Rockport Road for County Highway right-of-way.

SECTION II. The Outline Plan, as recommended by the Plan Commission, shall be as attached hereto and made a part hereof.


SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 4 day of May, 1988.




PAM SERVICE, President  
Bloomington Common Council

ATTEST:

  
PATRICIA WILLIAMS, City Clerk

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 5 day of May 1988.

  
PATRICIA WILLIAMS, City Clerk

1988.

SIGNED and APPROVED by me upon this 9 day of May.

Tomilea Allison  
TOMILEA ALLSION, Mayor  
City of Bloomington

SYNOPSIS

Petitioner (Woolery Stone Co.) proposes a building contractor's business on the the 2 acres site at 3030 S. Rockport. The outline plan would allow the following uses: Building Trades Shops, Warehouses and Warehouses, Storage.

1. planning
2. petition

**\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\***

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number \_\_\_\_\_, is a true and complete copy of Plan Commission Case Number PCD-8-88 which was given a recommendation of approval by a vote of 8 Ayes, 1 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on March 28, 1988.

*Timothy A. Mueller*  
Planning Director

Date: 4/4/88

Tim Mueller, Secretary  
Plan Commission

Received by the Common Council Office this 5 day of April, 1988.

*Patricia Williams*  
Patricia Williams, City Clerk

Appropriation Ordinance # \_\_\_\_\_ Fiscal Impact Statement # \_\_\_\_\_ Resolution# \_\_\_\_\_  
Ordinance

Type of Legislation:

Appropriation _____	End of Program _____	Penal Ordinance _____
Budget Transfer _____	New Program _____	Grant Approval _____
Salary Change _____	Bonding _____	Administrative Change _____
Zoning Change _____	Investments _____	Short-Term Borrowing _____
New Fees _____	Annexation _____	Other _____

Outline Plan approval with PCD designation

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure \_\_\_\_\_ Emergency \_\_\_\_\_  
Unforeseen Need \_\_\_\_\_ Other \_\_\_\_\_

Funds Affected by Request:

Fund(s) Affected _____		
Fund Balance as of January 1 _____	\$ _____	\$ _____
Revenue to Date _____	_____	_____
Revenue Expected for Rest of year _____	_____	_____
Appropriations to Date _____	_____	_____
Unappropriated Balance _____	_____	_____
Effect of Proposed Legislation(+/-) _____	_____	_____
Projected Balance _____	\$ _____	\$ _____

Signature of Controller \_\_\_\_\_

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues? Yes \_\_\_\_\_ No X

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

The property is not in the City's incorporated limits.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary)

Agency submitting legislation Planning Department

By Timothy Mueller Date 4/4/88



BLOOMINGTON PLAN COMMISSION  
STAFF REPORT DP/ZO/PCD-8-88  
Woolery Stone  
3030 S. Rockport Road  
March 28, 1988

This petition involves a subdivision which creates a 2 acre lot on Rockport Road from a total of 35 acres between Rockport and Tapp Road. In addition, rezoning of the 35 acres from MQ to MP is proposed.

The 2 acre lot, if rezoned, would accomodate a building contractor, who would use the site without sewer or water service.

In general, a more comprehensive development plan for the 35 acres would be in order. In this instance, the proposed use of the two acres, as well as the proposed division of land, seem feasible without adverse effects. Staff recommends approvals, as outlined below, with an emphatic recommendation that any further development of the 35 acres be on the basis of an overall preliminary plat or development plan, with due consideration to utilize extensions and street access.

#### Subdivision

Staff recommends approval with dedication of required right-of-way on both streets abutting the 35 acres (35'- Rockport; 50'-Tapp, both from centerline. Sidewalk construction should be waived on the 33 acre remnant since it will be subject to future development approvals; the two acre tract should be granted a determinate sidewalk variance by the Board of Zoning Appeals.

#### Zoning

Staff recommends rezoning of only the two acre parcel to MP, Industrial Park. The lack of development plan and infrastructure advises against rezoning of the whole 35 acres. In addition, petitioner notified only those abutting the two acre site, so more extensive rezoning would require new notices and another hearing.

The area plan for this vicinity specified use of PCD to allow screening of development proposals. Subsequently, the MP zone was added to the code. Among the motives was to provide a zone which could, in appropriate circumstances, substitute for PCD. The alternative of PCD designation in the existing MQ zone has been published so that the Commission could exercise that option.

The use regulations of the MP zone are included in this report for Commission review.

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Timothy A. Mueller  
 Planning Director  
 Tim Mueller, Secretary  
 Plan Commission

Date: 4/4/88

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Patricia Williams  
 Patricia Williams, City Clerk

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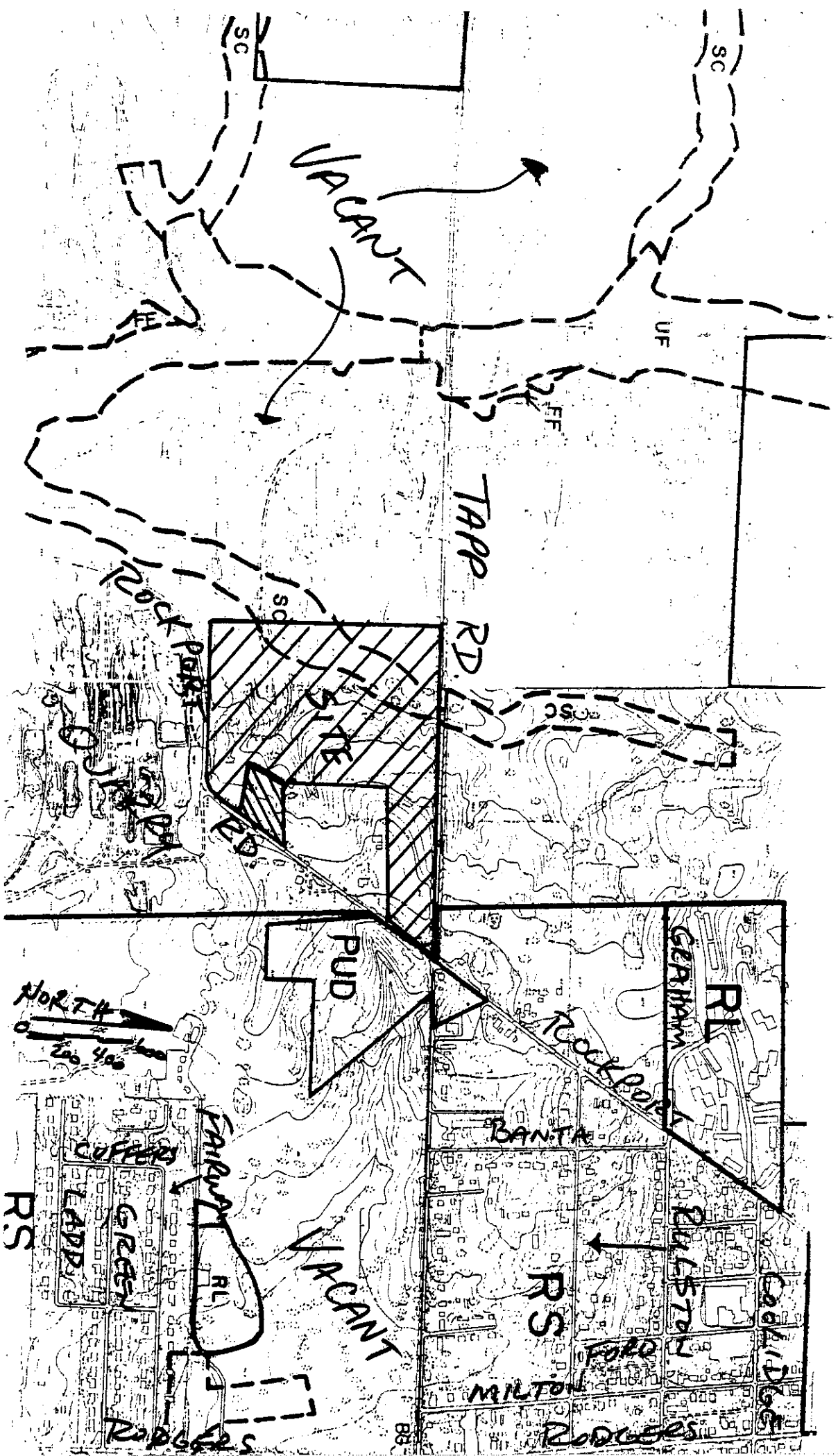
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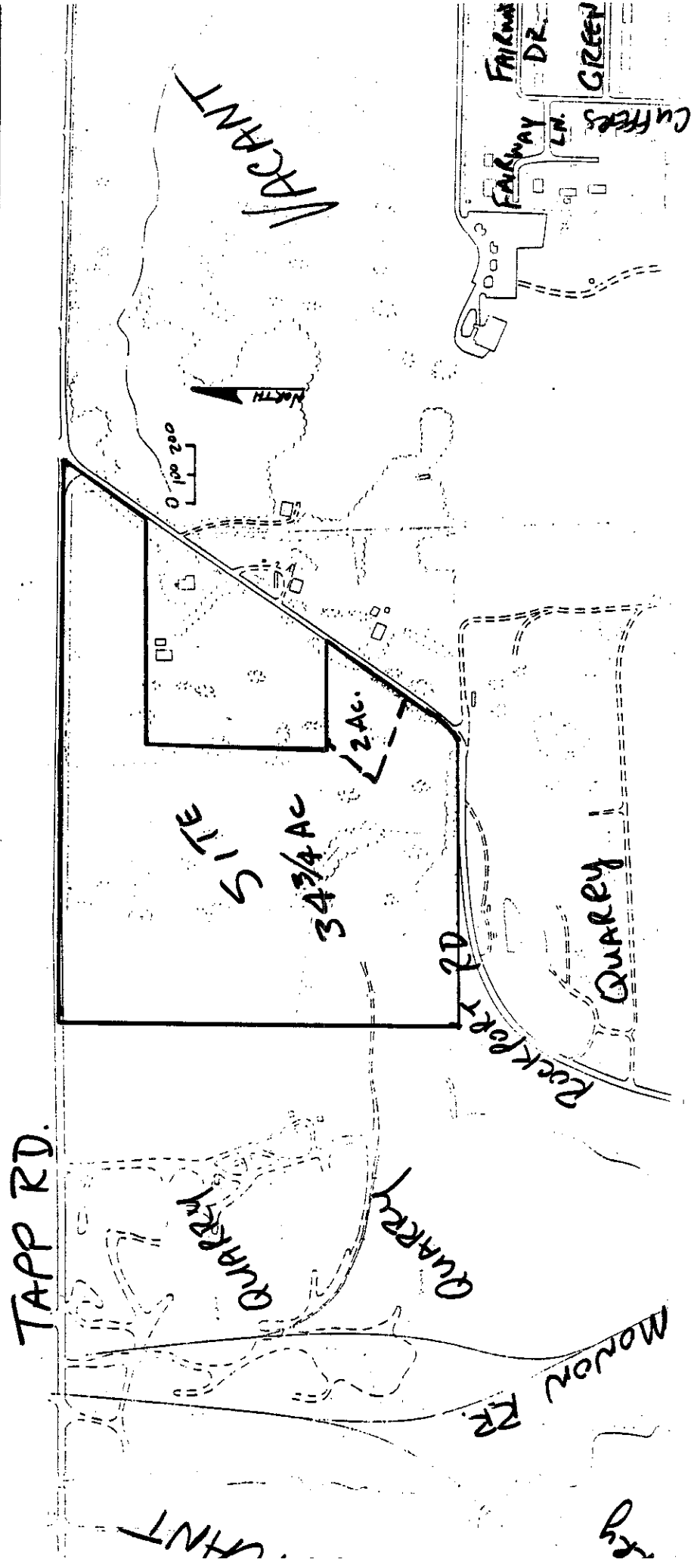
By Timothy Mueller Date 4/4/88



LOCATION ZONING MAP

20-8-88

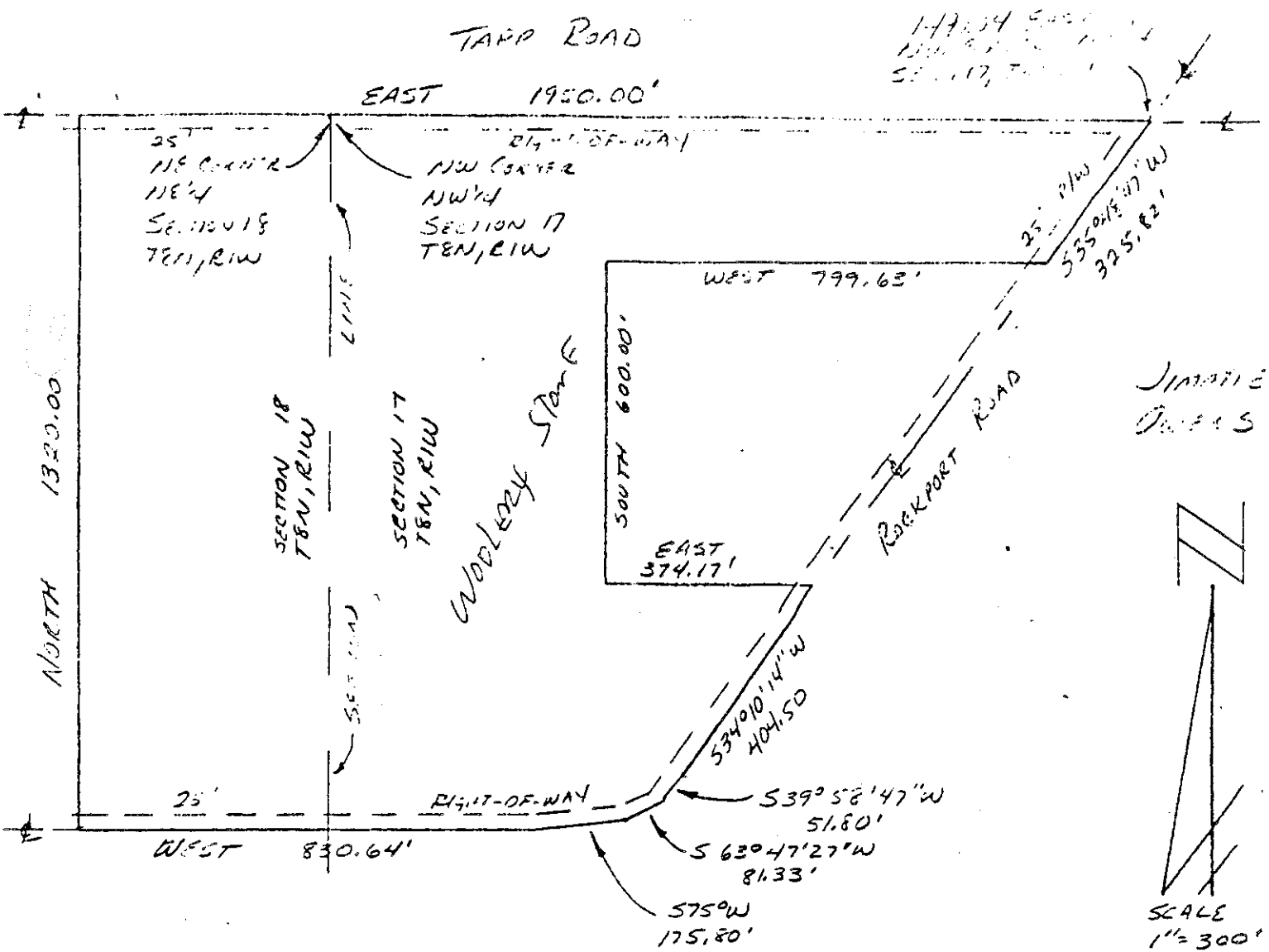
W  
A  
L  
E  
I



## L AND USE MAP

88-30-02





SITE PLAN  
20-8-88

# PERMITTED USES FOR MP ZONE

20-A-02

USES PERMITTED	CLASS	MI	MC	MP	USES PERMITTED	CLASS	MI	MC	MP
	of USE					of USE			
20.07.05.00					C. COMMERCIAL/WHOLESALE				
B. COMMERCIAL TRADE					1. Building Material	0	0	24	
1. Appliance Repair (small)	D	0			2. Farm Products	0	0	24	
2. Auto Repairs		12			3. Farm Supplies	0	0	24	
3. Auto Storage Yards		s	s		4. Food Products	0	0	●	
4. Banks (Main)					5. Household Goods	0	0	●	
5. Banks (Branch)		0							
6. Bars or Taverns	E				20.07.06.00 INDUSTRIAL				
7. Business Service	E	0		●	A. MANUFACTURING/PROCESSING				
8. Business & Prof.		0		23	1. Apparel	G	0	0	●
9. Bus Terminal (Passenger)					2. Bakery, Dairy Products, Confectionary	H	0	0	●
10. Candy, Confectionary		0			3. Beverage, Bottling		0	0	●
11. Eating, Drinking (rest.)	F	0			4. Chemicals & Chem. Products	H	16	0	●
12. Furniture Repair	D	0			5. Clock, Scientific Instruments	G	0	0	●
13. Funeral Service					6. Drugs & Pharmaceuticals	G		0	●
14. Gasoline Service Station		0			7. Electronic Equipment	G		0	●
15. Hotel/Motel					8. Furniture	H	17	0	●
16. Laundry and Dry Cleaning	E	0	0		9. Grain Mills	H		0	
17. Personal Service	E	0			10. Machinery, Tool, & die	H		0	25
18. Printing (Job Service)	E				11. Meat, Poultry, Seafood		18	18	18
19. Radio & TV Stations					12. Medical Equipment				●
20. Recreation		0			13. Metal Fabrication	H		0	25
21. Schools (Trade & Bus.)		0		●	14. Millwork, Veneer, Sawmills	H		0	
22. Taxi Stands		0			15. Musical Instruments	G	0	0	●
23. Telephone Exchanges					16. Paper Products	H	0	0	●
24. Theaters (No Drive-IN)					17. Paving & Concrete Bl.			0	
25. Tire Recapping		s	s		18. Printing/News-papers	G	0	0	●
26. Veterinary Service/ Dog Kennel					19. Research Laboratories	G	0	0	●
27. Auto Parking					20. Service & Distribution Uses (i.g. 20.11.12.02)				
28. Gun Club/Skeet Range	D				21. Misc. small products				●
29. Theaters, Drive-In	D	s	s		22. Sporting Goods, Toys, Novelties				●
30. Building Trades Shop		0	0	●					
31. Warehouses		0	0	●	B. INDUSTRIAL NON-PROCESSING				
32. Warehouses (Mini)		0	0		1. Junk Yards			s	
					2. Mining & Mineral Extraction				
					3. Motor & Bus Terminal		0	0	
					4. Railroad Yards			0	
					5. Warehouse				

- (23) Corporate only; consumer-oriented offices prohibited.
- (24) All activities and storage must be conducted within a fully enclosed building.
- (25) Proposed facility shall be reviewed by Plan Commission and may be permitted only if its impacts are found to be consistent with other uses permitted in the MP district.